# Greater Old North Dayton and Riverside Superfund Sites Community Questionnaire Results

January 2020 Public Report







This study is a collaborative project between faculty from the University of Dayton's Department of Sociology, Anthropology, and Social Work and the Hanley Sustainability Institute as well as with local leaders from the Greater Old North Dayton and Riverside communities. This questionnaire was made possible through support from the University of Dayton Human Rights Center Faculty Fellowship Program and the Department of Sociology, Anthropology, and Social Work. Questions or press inquiries can be directed to Dr. Danielle Rhubart at danielle.rhubart@gmail.com.

# **Contents**

SECTION 1: Executive Summary	3
1.1 Purpose	3
1.2 Methods	3
1.3 Key Findings	3
SECTION 2: Characteristics of Questionnaire Respondents	5
SECTION 3: Community Experiences & Perspectives	6
3.1 Neighborhood Attachment	6
3.2 Social Cohesion and Trust	7
3.3 Neighborhood Concerns	8
3.4 Civic Involvement	9
SECTION 4: Knowledge and Perceptions of Area Superfund Sites	10
4.1 Knowledge of the Sites and Sources of Information	10
4.2 Site-specific Concerns	12
4.3 Home Testing and Mitigation	13
4.4 Trust and Confidence in Remediation	14
4.5 Superfund Process Involvement & Activism	14

# **SECTION 1: Executive Summary**

## 1.1 Purpose

This questionnaire explored the views and concerns among residents and business owners in close proximity to the following three Environmental Protection Agency (EPA) designated Superfund sites: Behr Dayton Thermal System VOC Plume, the North Sanitary Landfill (i.e. Valleycrest Landfill), and Valley Pike VOC Superfund sites. This information is important given that several decades have passed since the surrounding neighborhoods initially learned of these sites. The report is broken into three sections following the Executive Summary: 1) characteristics of questionnaire respondents, 2) community experiences and perspectives, and 3) knowledge and perceptions of area Superfund sites.

#### 1.2 Methods

All 2,116 households in five United States Postal Service Office Carrier Routes that are above or directly adjacent to at least one of the three sites received the mail-based questionnaire. These routes are located in the 45404 zip code and directly overlap, or are directly adjacent to, at least one of the Superfund sites. In addition, an online version of the questionnaire was advertised through social media sites, neighborhood association meetings and non-profit organizational outlets. In total, 155 household questionnaires were completed. The majority of questionnaires were completed in May and June of 2019. Additional online recruitment occurred from July through September 2019.

# 1.3 Key Findings

#### **General Community Experiences & Perspectives**

- <u>Attachment, Trust, and Reciprocity</u>: Attachment, trust, and reciprocity among neighbors are all important foundations for effective community action. The majority of respondents show a positive orientation and degree of attachment to their neighborhood (e.g. enjoy living in their neighborhood, know most of their neighbors, and exchange favors with their neighbors). The findings from this questionnaire suggest that there are existing levels of attachment, trust (to both neighbors and other community institutions), and reciprocity which could serve as important resources for continued community activism. Further, working to target and engage residents who may be less likely to experience attachment, trust, and reciprocity could bolster future community-driven activism efforts.
- Neighborhood Concerns: Among neighborhood concerns, 83 percent of residents reported that environmental hazards and pollution were concerning. This was less than the percentage who were at least somewhat concerned about crime or violence (93 percent), drug use and/or addiction (92 percent), and visible disorder (e.g. litter, graffiti, boarded up buildings) (87 percent). These findings demonstrate that there is significant concern about environmental hazards in the community, but neighborhood leaders should take care to note that concerns around crime, drugs, and disorder may be more pressing for neighborhood residents. In convincing residents to engage in community activism around environmental problems, neighborhood leaders will have to contend with and address these other neighborhood concerns as well. Also, it is possible that the percentage of residents who rated environmental hazards as highly concerning in this questionnaire may be greater than the level of the broader community, as a result of the targeted recruitment for respondents in groups that are already active in community environmental activism.
- <u>Civic Involvement</u>: Overall, 82 percent of respondents reported having voted in an election in the past year. The majority had also participated in at least one civic activity aside from voting. Rates of civic participation beyond voting were between 25 and 30 percent for measures such as signing petitions, attending local meetings or neighborhood events, or contacting elected officials. Because more civically active residents are

more likely to have filled out the questionnaire, these percentages are likely higher than the overall neighborhood population. However, these findings suggest that advocacy efforts related to the Superfund sites should span a diverse range of civic activities in order to include as many residents as possible.

#### **Knowledge and Perceptions of Area Superfund Sites**

- <u>Knowledge of the Superfund Sites</u>: Approximately one quarter of respondents reported having no knowledge about the EPA designated Superfund sites in their neighborhoods. Younger residents, renters, and females were significantly more likely than their counterparts to not know about the Superfund sites. Moreover, the percentage of all residents who have no knowledge of the sites is likely higher than 25 percent, as immigrants who have recently moved to the community are underrepresented in the sample. This finding indicates the need for additional outreach to inform residents about these sites so that they can take appropriate action and participate in community advocacy related to these sites. This should include tailored outreach should focus on addressing gaps in knowledge among younger residents, renters, and females. In addition, efforts are needed to assess level of knowledge about these sites among immigrant groups and other populations not represented in this sample.
- <u>Knowledge of Site-specific Risks</u>: There is inaccurate knowledge about what risks each site poses. While most respondents believed that all three sites pose a risk to indoor air quality, outdoor air quality, residential water quality, soil quality, the water supply and the health of local residents and businesses, only indoor air quality and the health of local residents and businesses are currently at risk across all three sites. Soil quality is also at risk for the Valleycrest site. This suggests a need for outreach that provides updated information about each site including the risks that each site poses.
- <u>Previous Sources of Information</u>: Newspapers and television are among the most common ways those over
  the age of 50 have learned about the Superfund sites. For those under age 50, word of mouth (i.e. neighbors,
  friends, or relatives), area organizations, and local offices (e.g. City of Dayton/City of Riverside and Ohio EPA)
  were important channels of information. Future outreach efforts should consider the different ways
  residents access information and news.
- <u>Trusted Sources of Information and Remediation</u>: The most trusted sources to provide information and help ensure proper clean-up include the local neighborhood associations, the Ohio or US EPA, scientists or researchers, and local environmental groups. The findings suggest that these groups would be the most effective channels for outreach and information sharing. Findings also highlight a lack of trust in large corporations in the area, which may raise issues as sites are remediated given that under the oversight of the US EPA it is the responsible parties (i.e. corporations) who will be executing the proper remediation of the sites that they have been found to have contaminated. This may affect the level of trust residents have in the clean-up process.
- <u>Involvement and Advocacy</u>: Finally, those under age 50 and those who own their own home were most likely to indicate past, present, or future interest in being involved in activities related to the Superfund sites in the future. Outreach efforts should make a special effort to target young people and renters as an untapped resource, as well as engage those with already-existing interest.

# **SECTION 2: Characteristics of Questionnaire Respondents**

Table 1 presents the characteristics of those who responded to the questionnaire. A total of 155 residents and business owners completed the questionnaire. Nearly 64 percent identified as female and 91 percent identified as non-Hispanic white. Both populations are over-represented in the sample when compared to 2010 Census records for the 45404 zip code. The median age of respondents (who were all over the age 18) was 61. This is in contrast to 2010 Census records that indicate that the median age of those age 20 and older in that same zip code is 47. This is a common issue with mail questionnaires, as older recipients are more likely to complete and return the questionnaire.

Across employment categories, 44 percent were working full-time, part-time, or were self-employed. Another 44 percent were retired, though this included a number of respondents who were retired and also working. Finally, 12 percent were neither employed nor retired. When asked about highest level of formal education completed, 30 percent indicated a high school degree, GED or less, 50 percent indicated some college or other post-high school training, and 12.3 percent indicated that they had completed a 4-year college degree or more. When asked about their political views, 40 percent identified as conservative or very conservative, 38 percent identified as moderate, and 21 percent identified as liberal or very liberal.

Most respondents either lived by themselves (38 percent) or with one other person (37 percent). Only 18 percent of respondents lived in a home where children were present. The majority (97 percent) of respondents were born in the US. Most of respondents indicated that they owned their own home (71 percent) and only 4.7 percent indicated that they owned a business in or near one of the Superfund sites.

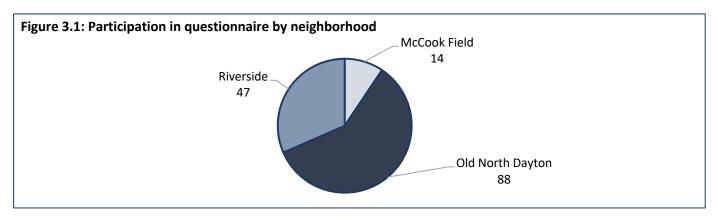
Table 2.1: Demographic and socioeconomic characteristics of those who responded to the questionnaire

Characteristics	Number	Percent
Gender (N=143)		
Female	91	63.6
Male	52	36.4
Race and/or Ethnicity (N=143)		
White	130	90.9
Black or African American, Hispanic, American Indian or Alaskan Native, or More than 1 race and/or ethnicity	13	9.1
Median Age (N=142)	61	
Employment (N=147)		
Employed full-time, part-time, or self-employed	64	43.5
Retired (includes respondents who indicated they are retired AND working)	65	44.2
Neither employed or retired	18	12.3
Highest level of formal education completed (N=143)		
High school degree/GED or less	43	30.1
Some college or other post-high school education	72	50.3
Completed a 4-year college degree or more	28	19.6
Political views (N=141)		
Conservative or very conservative	57	40.4
Moderate	54	38.3
Liberal or very liberal	30	21.3
Number of people currently living in the home (N=142)		
1	54	38.0
2	52	36.6
3 or more	36	25.4
Percent with children in the home (N=139)	25	18.0
Percent born in the US (N=143)	139	97.2
Percent that own their own home(N=140)	100	71.4
Percent that own a business in or near one of the Superfund sites (N=149)	7	4.7

# **SECTION 3: Community Experiences & Perspectives**

# 3.1 Neighborhood Attachment

The first section of the questionnaire asked questions related to the respondent's neighborhood and their experiences in that neighborhood. The majority of respondents (88) were from Old North Dayton, followed by Riverside (47) and McCook Field (14) (Figure 3.1). Six respondents chose not to identify their neighborhood. The low response rate in McCook Field coupled with the fact that the majority of respondents from McCook Field reported being actively involved in their neighborhood should caution readers from generalizing findings from the McCook Field sample to the broader population that lives in that neighborhood.



Respondents indicated whether they agreed or disagreed with a series of statements about their relationship to the neighborhood. Figure 3.2 shows the majority of respondents like living in their neighborhood (61 percent), that the neighborhood means a lot to them (57 percent), and that they identify strongly with their neighborhood (54 percent).

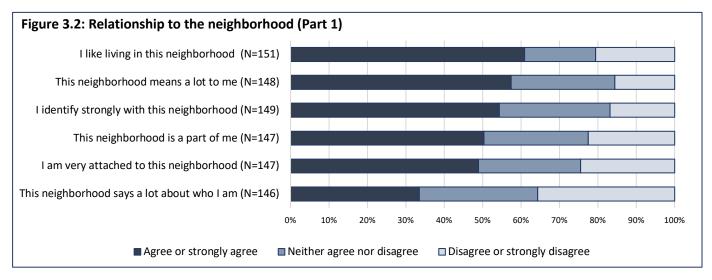


Figure 3.3 also presents results from a series of statements where respondents were asked the extent to which they agree or disagree. Figure 3.3 shows that the majority of respondents indicated that they feel at home in their neighborhood (65 percent), that they know most of their neighbors (54 percent), that their neighborhood is a good place for them to live (53 percent), and that they feel they are a part of the neighborhood (51 percent). The strongest disagreement was with the statement "I have influence over what this neighborhood looks like" (41 percent disagreed) and that their neighborhood is a safe neighborhood to raise a family (32 percent disagreed).

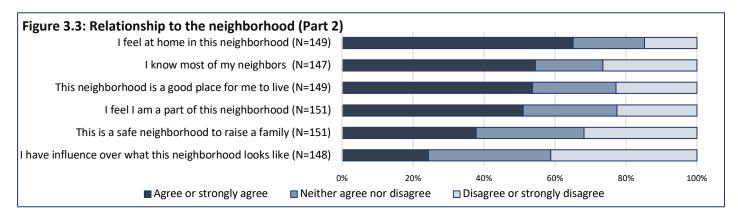
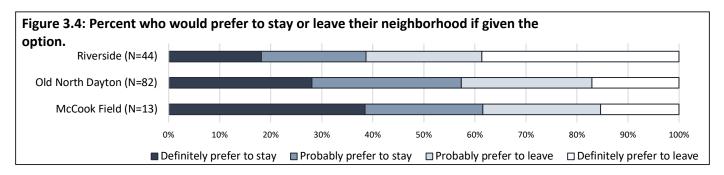
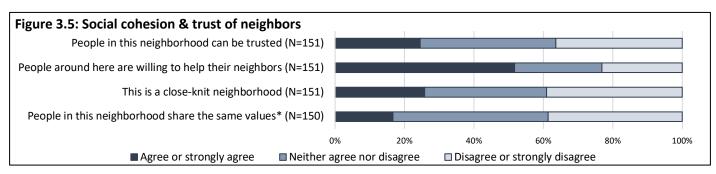


Figure 3.4 presents whether respondents would prefer to stay or leave their neighborhood if given the option. The majority of respondents in Old North Dayton and McCook Field would prefer to stay if given the option to leave. In contrast, less than 40 percent of Riverside respondents indicated that they would prefer to stay if given the option to leave and almost 40 percent indicated that they would "definitely prefer to leave".



#### 3.2 Social Cohesion and Trust

Figure 3.5 presents results from a series of statements about social cohesion and trust of neighbors where respondents were asked the extent to which they agree or disagree. Approximately 25 percent of respondents agreed or strongly agreed that "people in this neighborhood can be trusted". More than half of respondents agreed or strongly agreed that "people around here are willing to help their neighbors". Approximately 25 percent of respondents agreed or strongly agreed that "this is a close-knit neighborhood". While less than 20 percent of respondents agreed or strongly agreed that "people in this neighborhood share the same values", it is important to note that approximately 45 percent indicated that they neither agreed nor disagreed with the statement.



Respondents were asked a series of questions about the extent to which they had trust in various groups. Figure 3.6 presents – by neighborhood – the percent of respondents who indicated having "a great deal of trust" or "some trust" in each group. Respondents in Riverside were more likely to have lower levels of trust in all groups, except for large businesses in or near their neighborhood. While McCook field had the highest rates of trust in several groups, it is important to note that the McCook field sample is likely skewed to those who have been actively engaged in the

Superfund process. Across all three neighborhoods, large businesses in or near the neighborhood were one of the least likely groups to have the trust of the respondents.

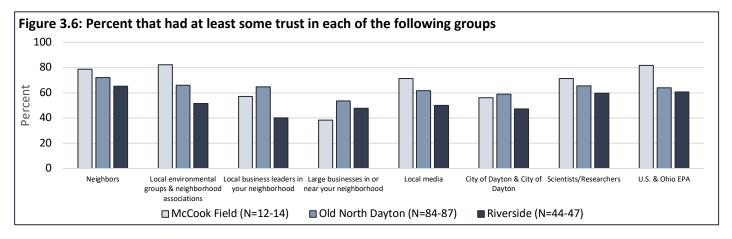
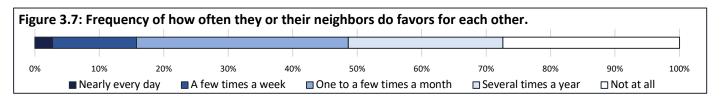
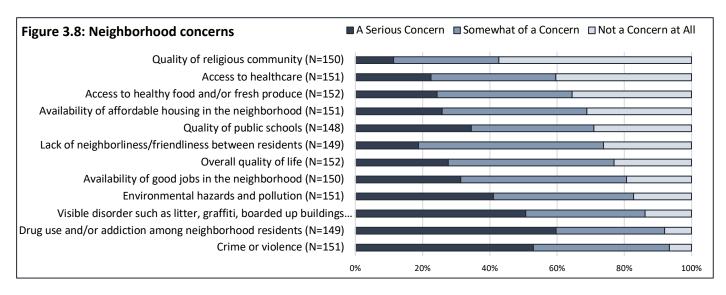


Figure 3.7 presents how often respondents and their neighbors did favors for each other in the past 12 months. Favors include watching each other's children, helping with shopping, house-sitting, lending garden or house tools, and other small things. Approximately 15 percent indicated that they and their neighbors do favors for each other at least a few times a week. Twenty-seven percent indicated they and their neighbors had *not* done favors at all.



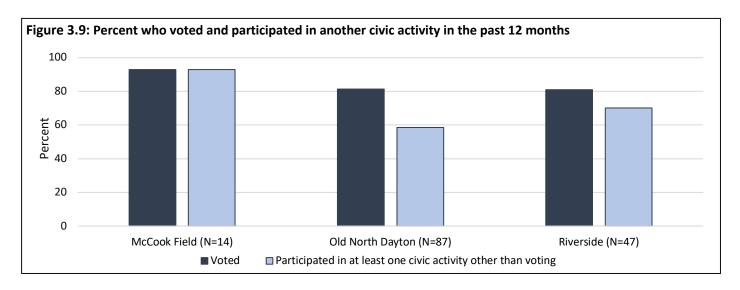
#### 3.3 Neighborhood Concerns

Figure 3.8 shows the extent to which respondents thought each of the items listed below was a concern. Notably, concerns about environmental hazards and pollution were fourth among these measures. The items that were most commonly identified as a concern included crime or violence (93 percent), drug use and/or addiction (92 percent), visible disorder (e.g. litter, graffiti, boarded up buildings) (87 percent), environmental hazards and pollution (83 percent), and availability of good jobs (80 percent). These were followed by overall quality of life (77 percent), lack of neighborliness/friendliness (74 percent), quality of public schools (71 percent) and availability of affordable housing (69 percent). While some items were less likely to be concerns, it is worth noting that each of these items was seen as a concern by over half of respondents, except for quality of the religious community.



#### 3.4 Civic Involvement

Respondents were asked about their participation in a wide variety of civic activities<sup>1</sup>. The majority of questionnaire respondents indicated that they had voted in an election in the past 12 months (82 percent). Following voting, respondents were most likely to indicate that they had signed a paper petition (30 percent), signed an online petition (29 percent), attended a public, town or school meeting (28 percent), participated in a neighborhood event (26 percent), or contacted an elected government official (26 percent). Given that there were lower levels of civic participation in all other items beyond voting, we calculated the percentage of respondents who had participated in at least one of the civic activities other than voting. Figure 3.9 presents participation in voting and "other civic activities" by neighborhood. The majority of respondents in all three neighborhoods had voted and had participated in at least one of the civic activities we listed. Old North Dayton had the smallest share of respondents who had participated in at least one of the other civic activities beyond voting in the past 12 months. Again, the large share of respondents who had participated in at least one other civic activity in McCook Field is likely due to sampling issues.



<sup>-</sup>

<sup>&</sup>lt;sup>1</sup> Civic activities included voting, given a speech or public statement, participated in a protest or demonstration, worked/volunteered for a political party, contacted the media to express a view, served on a committee or as an officer of a group/organization, contacted an elected government representative, participated in a neighborhood event, attended a public, town, or school meeting, and signed an online or paper petition.

# SECTION 4: Knowledge and Perceptions of Area Superfund Sites

# 4.1 Knowledge of the Sites and Sources of Information

In the second section of the questionnaire, respondents were given the map and brief description of each of the three Superfund sites that is shown below. This brief description was vetted for scientific accuracy by the Ohio Department of Health before the questionnaire was distributed.

#### **NORTHEAST DAYTON AREA SUPERFUND SITES**

The Northeast Dayton area is home to 3 areas that have been designated by the U.S. Environmental Protection Agency as "Superfund" sites. This means that the sites contain hazardous substances and pollutants and require clean-up under the Superfund program. These 3 sites include:

- The Behr Dayton Thermal System VOC Plume
- The North Sanitary Landfill (i.e., Valleycrest Landfill)
- The Valley Pike VOC Site

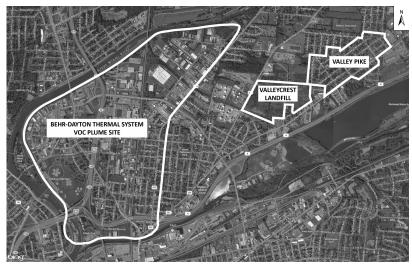
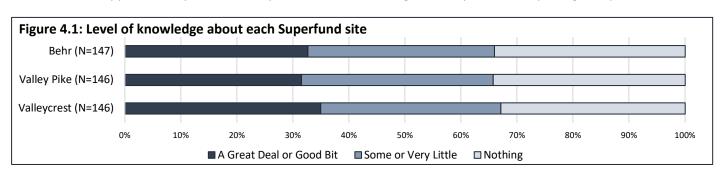


Photo Source: Adapted from https://www.epa.gov/oh/epa-sites-dayton

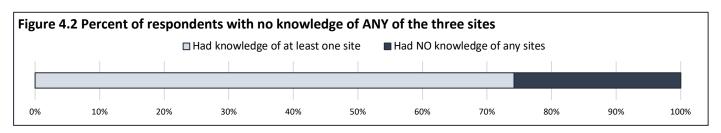
Each of the three Superfund sites contain chemicals that pose a risk to the health and safety of area residents (e.g. trichloroethene (TCE) or tetrachloroethylene (PCE)) or other toxic chemicals (e.g. polychlorinated biphenyls (PCB), ignitable waste, sulfides, vinyl chloride, lead, and benzene). The *Behr VOC Plume* includes a section of contaminated groundwater that threatens the air quality of homes and businesses due to vapor intrusion through basements and slabs. The *Valleycrest Landfill* includes 102 acres of land located directly above the Great Miami Aquifer on which thousands of gallons of industrial and municipal wastes were disposed. The *Valley Pike VOC Site* is the result of industrial manufacturing.

If you would like more information about these sites, please refer to the contacts provided at the end of the questionnaire.

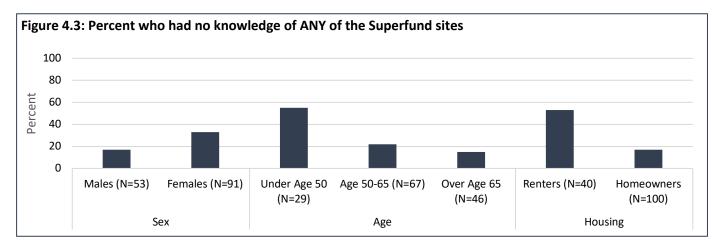
After viewing the map and reading the description, respondents were asked about how much knowledge they had about each of the Superfund sites prior to reading the description. Figure 4.1 presents their responses. For each of the three sites, approximately a third of respondents knew nothing about it prior to completing the questionnaire.



While the previous figure showed respondents level of knowledge about each site, Figure 4.2 shows the percent of respondents who had knowledge of any of the three Superfund sites (and the percent who had *no* knowledge of *any* of the sites) prior to taking the questionnaire. Of the 155 respondents, 26 percent had no knowledge of *any* of the three Superfund sites. Given that many years have passed since initial community outreach around these sites occurred, these findings suggest the need for additional outreach to ensure that newer residents and those who were missed in prior outreach are given accurate and up-to-date information about the Superfund sites.

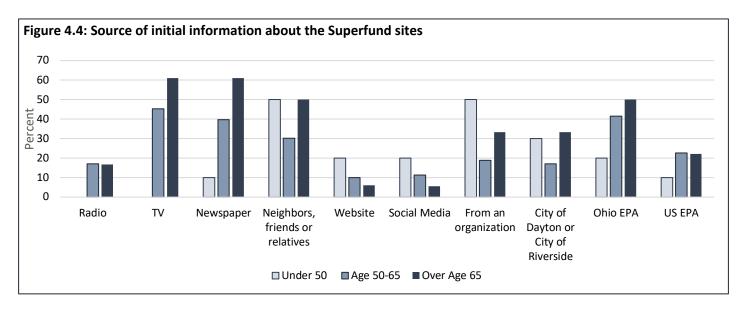


To better understand the characteristics of those with *no* knowledge about *any* of the sites prior to taking the questionnaire, Figure 4.3 presents the percent of respondents who had *no* knowledge of *any* of the sites prior to taking the questionnaire by gender, age, and homeownership. Female respondents were twice as likely to have *no* knowledge of the sites compared to male respondents. Those under the age of 50 were significantly more likely to have *no* knowledge of the sites compared to those age 50-65 and those over age of 65. Finally, those who were renting were nearly three times more likely to have NO knowledge of any of the Superfund sites. Given the sample did not accurately reflect the racial, ethnic and immigrant diversity of the three neighborhoods, the results reported here do not address the extent to which knowledge of the sites varied across those categories. However, efforts to tailor future outreach should consider not only how females, those under the age of 50, and renters are least likely to be aware of these sites, but also how knowledge may be limited among other groups (e.g. newer immigrants).



Those who had any knowledge of the Superfund sites were asked how they had heard about them. Respondents were able to select more than one source of information for this question. Figure 4.4 presents the results of this question broken down by age. Among those under age 50, the most common sources of information from which respondents learned of the site(s) were from neighbors, friends, or relatives (50 percent), from an organization (50 percent), and from the city of Dayton or city of Riverside (30 percent). Among those age 50 to 65, the most common sources of information from which respondents learned of the site(s) were TV (45 percent), Ohio EPA (42 percent), the newspaper (40 percent), and neighbors, friends or relatives (30 percent). Finally, among those over age of 65, the most common sources of information from which respondents learned of the site(s) were TV (61 percent), newspapers (41 percent), neighbors, friends, or relatives (50 percent), and Ohio EPA (50 percent). While online sources of information (e.g. websites and source media) were some of the least commonly identified sources, it is

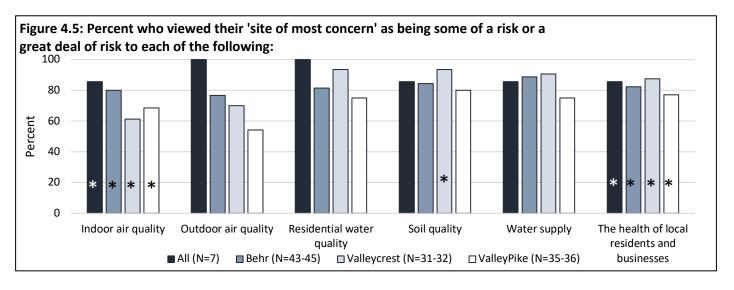
important to note an age gradient with younger age categories more likely to identify these as sources of initial information about the sites. Given the lower levels of knowledge about the Superfund sites among those under the age of 50, neighborhood leaders should target younger people in future outreach efforts and consider using the internet and social media to convey information.



## 4.2 Site-specific Concerns

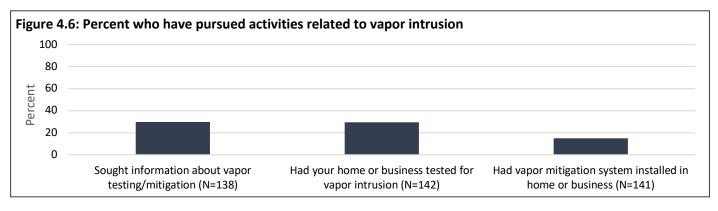
Respondents were also asked a series of questions related to concerns about the Superfund sites, beginning with a question asking them to identify the site that they were most concerned about. Figure 4.5 shows the degree to which respondents felt that the Superfund site they were most concerned about posed a risk to various aspects of the area<sup>2</sup>. It is important to note that each site has its own unique set of risks and that all of the aspects listed in the figure (e.g. indoor air quality, outdoor air quality, etc.) are not at risk for each site. Only bars with an asterisk indicate (according to the Ohio Department of Health) an aspect of the area that is at risk from that particular site. This does not include past risks that have since been remediated (e.g. outdoor air quality issues on the Valleycrest site). The primary finding from Figure 4.5 is that there is inaccurate knowledge of what risks each site poses. While most respondents believed that all three sites pose a risk to indoor air quality, outdoor air quality, residential water quality, soil quality, the water supply and the health of local residents and businesses, only indoor air quality and the health of local residents and businesses are currently at risk across all three sites. Soil quality is also at risk for the Valleycrest site. In part, this inaccuracy in knowledge is the result of some respondents not having any information about these sites prior to taking the questionnaire. Even still, these findings suggest a need for outreach that provides updated information about each site – including the risks that each site currently poses.

<sup>&</sup>lt;sup>2</sup> Respondents who indicated "I Don't Know" were excluded from the figure.

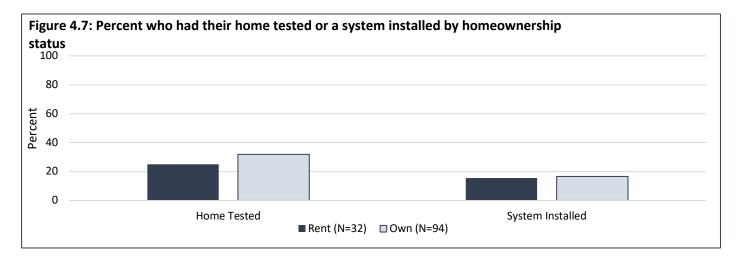


### 4.3 Home Testing and Mitigation

Some residents and business owners in particular areas around the Superfund sites have been given the opportunity to have their homes/businesses tested for vapor intrusion and subsequently have a vapor intrusion mitigation system installed indoor air quality measures indicated vapor intrusion concerns. Figure 4.6 shows the share of residents who indicated having done a variety of activities related to vapor intrusion mitigation. Nearly 30 percent had sought information about vapor testing/mitigation. Similarly, approximately 30 percent had their home or business tested for vapor intrusion. It should not be assumed that those who sought such information were the same individuals who had their home or business tested. Only approximately 15 percent had a vapor mitigation system installed in their home or business. In part, this low percentage may reflect the small sample size in McCook Field where vapor intrusion is a serious risk. Of those that did have a vapor mitigation system installed in their home or business (N=19), 63 percent were satisfied or very satisfied with the system, 37 percent were neutral about the system, and no one indicated they were unsatisfied or very unsatisfied with the system. Because of the small share (N=19) of respondents who had a system installed, these findings should not be generalized to the entire population of households that have had a system installed.

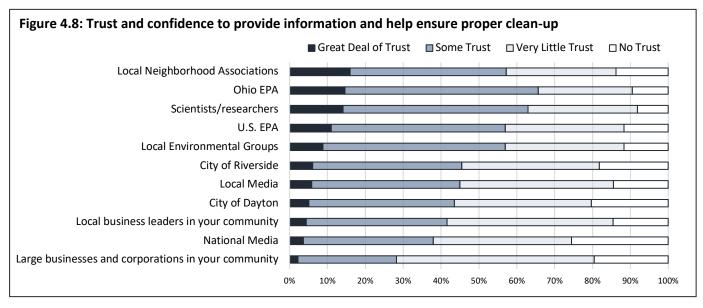


Given the previously noted lower levels of knowledge of the three Superfund sites among renters, Figure 4.7 examines variation in vapor intrusion testing and having a vapor mitigation system installed by homeownership status. Those who rent were significantly less likely to have had their home tested than those who own their own home. While it cannot be confirmed through this data, it is possible that a landlord would have their property tested without the full knowledge of the renter and therefore this is in part an issue of communication between landlords and renters. Similar levels of system installation existed between those who rent and those who own their own home.



#### 4.4 Trust and Confidence in Remediation

Figure 4.8 shows the level of trust and confidence respondents have in each of the following groups to provide information or to help ensure that the three Superfund sites are cleaned and remediated. Respondents were most likely to indicate having a "great deal of trust" or "some trust" in the following groups: Ohio EPA (66 percent), scientists/researchers (63 percent), local neighborhood associations (57 percent), US EPA (57 percent), and local environmental groups (57 percent). Interestingly, respondents had the least trust in large businesses and corporations in the community. This may reflect the legacy of corporations that have left and/or been responsible for the original contamination. This is also concerning given that – under the oversight of the US EPA – it is the responsible parties (i.e. corporations) who will be executing the proper remediation of the sites that they have been found to have contaminated.

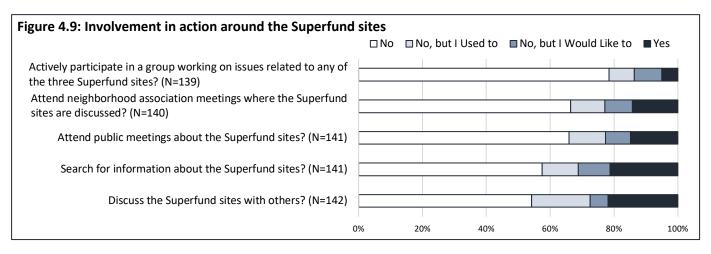


If future outreach efforts to the neighborhoods occur, those organizing such outreach should consider which sources residents are most likely to trust. This data suggests that such outreach and information sharing should come from local neighborhood associations, Ohio EPA or US EPA, scientists and researchers, or local environmental groups.

# 4.5 Superfund Process Involvement & Activism

Figure 4.9 shows whether respondents were or would like to be involved in the community on topics related to the Superfund sites. Of the five types of involvement, respondents were most likely to indicate that they have searched

for information about the sites (21 percent) and that they have discussed the sites with others (22 percent). Respondents were less likely to indicate that they attend public meetings about the sites (15 percent), attend neighborhood association meetings where the sites are discussed (14 percent) or actively participate in a group working on issues related to any of the three sites (5 percent). Between 10 and 25 percent of respondents indicated that there were not currently participating in each of these activities, but have in the past or would like to in the future.



To estimate the share of respondents who would be most likely to want to be involved in activities related to the Superfund sites, we calculated a new variable that identifies all respondents who have ever, currently are or would you like to attend public meetings about the Superfund sites, attend neighborhood association meetings where the sites are discussed, or actively participate in a group working on issues related to any of the three Superfund sites. Figure 4.10 shows the share of respondents who would most likely want to be involved by neighborhood, age category, previous knowledge group, and housing category. Beginning with neighborhood, between 30 and 40 percent of respondents in Old North Dayton and Riverside are likely to want to be involved in activities related to the Superfund sites. The large share of respondents in McCook Field likely to be involved, again, is likely the result of sampling issues. Across age categories, those under age of 50 are slightly more likely (43 percent) to want to be involved compared to those age 50-65 and those over age 65. However, this is in the context of earlier findings that this demographic group (under age 50) is least likely to know about the Superfund sites. So, while this may be an opportunity for volunteer recruitment, it will first require raising awareness among this age group. Finally, those who own their own home are more likely to want to be involved in activities related to the Superfund sites in the future. This may be the product of homeowners feeling a deeper sense of financial investment in the neighborhood.

